

BOARD OF ZONING ADJUSTMENT

DOCKET BOARD OF ZONING ADJUSTMENT April 22, 2014

Ms. Theresa Otto, Chair
Mr. Mike Keleher, Vice Chair
Mr. Richard Osborn
Mr. Tom Stiller

Mr. Quinton Lucas
Mr. Mark Ebbitts, Alt. 1
Mr. Coby Crowl, Alt. 2
Mr. Tony Bonuchi, Alt. 3

Other Matters: A. The Board of Zoning Adjustment may hold a closed session for legal advice pursuant to Section 610.021 (1), RSMO.

Council District **12:30 P.M. – 26th Floor – Council Chambers**

NEW CASES

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| 3 | AW | 1. | Case No. 11075-A-1 – 2700 E 49th Street – A residential lot located on the north side of E 49 th Street between Chestnut Avenue to the east and Montgall Avenue to the west, to consider a request for a variance to the minimum required front yard setback of a parking space and to the minimum required side yard setback of a parking space, to allow for the addition of a handicap parking space, plus any other necessary variances. |
| 4 | AW | 2. | Case No. 14468-A – 1124 E 5th Street – A residential lot located on the north side of E 5 th Street between Troost Avenue to the west and Forest avenue to the east, to consider a request for a variance to allow parking in the front yard, to the minimum required short-term bicycle parking spaces, to the minimum required long-term bicycle parking spaces, to the minimum required number of vehicular parking spaces, to allow recreation equipment in the front yard, and to the minimum required number of street trees, to allow for the construction of a gymnasium addition, plus any other necessary variances. |
| 3 | AW | 3. | Case No. 14460-A – 2812 Paseo Boulevard – A residential lot located on the west side of Paseo Boulevard between E 28 th Street to the north and Lake Avenue to the south, to consider an appeal of the decision that the property is being used as a group living facility in a district in a district where such activity is not permitted. |

Council District **1:00 P.M. – 26th Floor – Council Chambers**

CONTINUED CASES

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| 4 | AW | 4. | Case No 13721-A-1 – 1733 Washington Street – A residential lot located on the east side of Washington Street between W 17 th Street to the north and W 18 th Street to the south, to consider a Special Exception to the height of a fence in the front yard of a residential property, to allow for the construction of a new fence. (Continued from 4-8-14 – Testimony Given – Required Quorum: Keleher, Osborn Stiller, Lucas and Otto) |
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| 6 | SA | 5. Case No. 9691-SU-29 – 1201 W. 136th Street -- About 1.8 acres generally located on the east side of State Line Road between W 136 th Street and W 138 th Terrace, to consider the approval of a Special Use Permit for an oversize monument sign for a retail use in District B 3-2 (Community Business dash 2) to allow for the construction of a monument sign, plus any necessary variances. (Continued from 4-8-14 – No Testimony) |
| 5 | JR | 6. Case No. 13869-SU-2 – To consider approval of a special use permit on about 1.7 acres in District B3-2 (Community Business (dash 2)) to allow a car wash as an accessory use to an existing gasoline and fuel sales use, generally located north of E 63 rd Street and east of Prospect Avenue and any other necessary variances. (Continued from 4-8-14 – No Testimony) |

OTHER MATTERS:

Approval of the minutes from the meetings of 2-11-14 and 2-25-14.



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.